

County of San Diego TIF Program
RAMONA FEE SCHEDULE

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$449 / acre	\$872 / acre	\$1,321 / acre
AIRPORT			
Commercial	\$15,709 / ksf	\$30,527 / ksf	\$46,236 / ksf
General Aviation	\$1,347 / acre	\$2,617 / acre	\$3,963 / acre
Heliports	\$22,442 / acre	\$43,610 / acre	\$66,052 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$137,400 / acre	\$267,000 / acre	\$404,400 / acre
Self-serve	\$22,900 / wash stall	\$44,500 / wash stall	\$67,400 / wash stall
Gasoline			
with/Food Mart	\$26,381 / fueling space	\$51,264 / fueling space	\$77,645 / fueling space
with/Food Mart & Car Wash	\$25,556 / fueling space	\$49,662 / fueling space	\$75,218 / fueling space
Older Service Station Design	\$24,732 / fueling space	\$48,060 / fueling space	\$72,792 / fueling space
Sales (Dealer & Repair)	\$8,244 / ksf	\$16,020 / ksf	\$24,264 / ksf
Auto Repair Center	\$3,298 / ksf	\$6,408 / ksf	\$9,706 / ksf
Auto Parts Sales	\$9,893 / ksf	\$19,224 / ksf	\$29,117 / ksf
Quick Lube	\$6,595 /	\$12,816 /	\$19,411 /
Tire Store	\$4,122 / ksf	\$8,010 / ksf	\$12,132 / ksf
CEMETERY	\$1,145 / acre	\$2,225 / acre	\$3,370 / acre
CHURCH (OR SYNAGOGUE)	\$1,834 / ksf	\$3,564 / ksf	\$5,399 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,015 / ksf	\$15,575 / ksf	\$23,590 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$10,191 / ksf	\$19,803 / ksf	\$29,993 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$14,290 / ksf	\$27,768 / ksf	\$42,058 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$21,434 / ksf	\$41,652 / ksf	\$63,086 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$7,786 / ksf	\$15,130 / ksf	\$22,916 / ksf
Electronics Superstore	\$9,733 / ksf	\$18,913 / ksf	\$28,645 / ksf
Factory Outlet	\$7,786 / ksf	\$15,130 / ksf	\$22,916 / ksf
Supermarket	\$29,198 / ksf	\$56,738 / ksf	\$85,935 / ksf
Drugstore	\$17,519 / ksf	\$34,043 / ksf	\$51,561 / ksf

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Convenience Market (15-16 hours)	\$97,325 / ksf	\$189,125 / ksf	\$286,450 / ksf
Convenience Market (24 hours)	\$136,255 / ksf	\$264,775 / ksf	\$401,030 / ksf
Convenience Market (w/gasoline pumps)	\$165,453 / ksf	\$321,513 / ksf	\$486,965 / ksf
Discount Club	\$11,679 / ksf	\$22,695 / ksf	\$34,374 / ksf
Discount Store	\$11,679 / ksf	\$22,695 / ksf	\$34,374 / ksf
Furniture store	\$1,168 / ksf	\$2,270 / ksf	\$3,437 / ksf
Lumber Store	\$5,840 / ksf	\$11,348 / ksf	\$17,187 / ksf
Home Improvement Superstore	\$7,786 / ksf	\$15,130 / ksf	\$22,916 / ksf
Hardware/Paint Store	\$11,679 / ksf	\$22,695 / ksf	\$34,374 / ksf
Garden Nursery	\$7,786 / ksf	\$15,130 / ksf	\$22,916 / ksf
Mixed Use: Commercial (w/supermarket)	\$21,412 / ksf	\$41,608 / ksf	\$63,019 / ksf
Mixed Use: Commercial/Residential	\$973 / unit	\$1,891 / unit	\$2,865 / unit
EDUCATION			
University (4 years)	\$550 / student	\$1,068 / student	\$1,618 / student
Junior College (2 years)	\$273 / student	\$530 / student	\$802 / student
High School	\$279 / student	\$543 / student	\$822 / student
Middle/Junior High	\$282 / student	\$547 / student	\$829 / student
Elementary	\$330 / student	\$641 / student	\$971 / student
Day Care	\$985 / child	\$1,914 / child	\$2,898 / child
FINANCIAL			
Bank (Walk-In only)	\$26,450 / ksf	\$51,398 / ksf	\$77,847 / ksf
with Drive-Through	\$35,266 / ksf	\$68,530 / ksf	\$103,796 / ksf
Drive-Through only	\$44,083 / lane	\$85,663 / lane	\$129,745 / lane
Drive-Through only (one-way)	\$22,041 / lane	\$42,831 / lane	\$64,873 / lane
Savings & Loan	\$10,580 / ksf	\$20,559 / ksf	\$31,139 / ksf
Drive-Through only	\$44,083 / lane	\$85,663 / lane	\$129,745 / lane
Drive-Through only (one-way)	\$22,041 / lane	\$42,831 / lane	\$64,873 / lane
HOSPITAL			
General	\$4,488 / bed	\$8,722 / bed	\$13,210 / bed
Convalescent/Nursing	\$673 / bed	\$1,308 / bed	\$1,982 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$2,931 / ksf	\$5,696 / ksf	\$8,627 / ksf
Industrial Park (no commercial)	\$1,795 / ksf	\$3,489 / ksf	\$5,284 / ksf
Industrial Plant (multiple shifts)	\$2,221 / ksf	\$4,317 / ksf	\$6,538 / ksf
Manufacturing/Assembly	\$889 / ksf	\$1,727 / ksf	\$2,615 / ksf
Warehousing	\$1,111 / ksf	\$2,158 / ksf	\$3,269 / ksf
Storage	\$444 / ksf	\$863 / ksf	\$1,308 / ksf
Science Research & Development	\$1,777 / ksf	\$3,453 / ksf	\$5,230 / ksf
Landfill & Recycling Center	\$1,333 / acre	\$2,590 / acre	\$3,923 / acre
LIBRARY	\$10,076 / ksf	\$19,580 / ksf	\$29,656 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$2,198 / room	\$4,272 / room	\$6,470 / room
Motel	\$1,979 / room	\$3,845 / room	\$5,823 / room
Resort Hotel	\$1,759 / room	\$3,418 / room	\$5,176 / room
Business Hotel	\$1,539 / room	\$2,990 / room	\$4,529 / room
MILITARY	\$561 / person	\$1,090 / person	\$1,651 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,397 / ksf	\$8,544 / ksf	\$12,941 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$3,776 / ksf	\$7,338 / ksf	\$11,114 / ksf
Office Park (400,000+ sq. ft.)	\$2,666 / ksf	\$5,180 / ksf	\$7,845 / ksf
Single Tenant Office	\$3,110 / ksf	\$6,043 / ksf	\$9,153 / ksf
Corporate Headquarters	\$1,555 / ksf	\$3,022 / ksf	\$4,576 / ksf
Government (Civic Center)	\$5,771 / ksf	\$11,214 / ksf	\$16,985 / ksf
Post Office			
Central/Walk-In Only	\$17,312 / ksf	\$33,642 / ksf	\$50,954 / ksf
Community (not including mail drop lane)	\$38,472 / ksf	\$74,760 / ksf	\$113,232 / ksf
Community (w/mail drop lane)	\$57,708 / ksf	\$112,140 / ksf	\$169,848 / ksf
Mail Drop Lane only	\$288,540 / lane	\$560,700 / lane	\$849,240 / lane
Mail Drop Lane only (one-way)	\$144,270 / lane	\$280,350 / lane	\$424,620 / lane
Department of Motor Vehicles	\$34,625 / ksf	\$67,284 / ksf	\$101,909 / ksf
Medical-Dental	\$10,305 / ksf	\$20,025 / ksf	\$30,330 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$10,763 / acre	\$20,915 / acre	\$31,678 / acre
Regional (developed)	\$4,305 / acre	\$8,366 / acre	\$12,671 / acre
Neighborhood/County (undeveloped)	\$1,076 / acre	\$2,092 / acre	\$3,168 / acre
State (average 1000 acres)	\$215 / acre	\$418 / acre	\$634 / acre
Amusement (Theme)	\$17,221 / acre	\$33,464 / acre	\$50,685 / acre
San Diego Zoo	\$24,755 / acre	\$48,105 / acre	\$72,859 / acre
Sea World	\$17,221 / acre	\$33,464 / acre	\$50,685 / acre
RECREATION			
Beach, Ocean or Bay	\$125,034 / klf shore	\$242,970 / klf shore	\$368,004 / klf shore
Beach, Lake (fresh water)	\$10,420 / klf shore	\$20,248 / klf shore	\$30,667 / klf shore
Bowling Center	\$6,252 / ksf	\$12,149 / ksf	\$18,400 / ksf
Campground	\$834 / campsite	\$1,620 / campsite	\$2,453 / campsite
Golf Course	\$1,459 / acre	\$2,835 / acre	\$4,293 / acre
Driving Range only	\$14,587 / acre	\$28,347 / acre	\$42,934 / acre
Marinas	\$834 / berth	\$1,620 / berth	\$2,453 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$18,755 / acre	\$36,446 / acre	\$55,201 / acre
Racquetball/Health Club	\$6,252 / ksf	\$12,149 / ksf	\$18,400 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
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Tennis Courts	\$3,334 / acre	\$6,479 / acre	\$9,813 / acre
Sports Facilities			
Outdoor Stadium	\$10,420 / acre	\$20,248 / acre	\$30,667 / acre
Indoor Arena	\$6,252 / acre	\$12,149 / acre	\$18,400 / acre
Racetrack	\$8,336 / acre	\$16,198 / acre	\$24,534 / acre
Theaters (multiplex w/matinee)	\$15,206 / ksf	\$29,548 / ksf	\$44,754 / ksf
RESIDENTIAL			
Estate, Urban or Rural	\$2,666 / unit	\$5,180 / unit	\$7,845 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$2,221 / unit	\$4,317 / unit	\$6,538 / unit
(average 3-6 DU/acre)			
Condominium	\$1,777 / unit	\$3,453 / unit	\$5,230 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$1,333 / unit	\$2,590 / unit	\$3,923 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$1,777 / unit	\$3,453 / unit	\$5,230 / unit
(6-20 DU/acre)	\$1,333 / unit	\$2,590 / unit	\$3,923 / unit
Mobile Home			
Family	\$1,111 / unit	\$2,158 / unit	\$3,269 / unit
Adults Only	\$666 / unit	\$1,295 / unit	\$1,961 / unit
Retirement Community	\$889 / unit	\$1,727 / unit	\$2,615 / unit
Congregate Care Facility	\$556 / unit	\$1,081 / unit	\$1,638 / unit
RESTAURANT			
Quality	\$20,152 / ksf	\$39,160 / ksf	\$59,312 / ksf
Sit-down, high turnover	\$32,243 / ksf	\$62,656 / ksf	\$94,899 / ksf
Fast Food (w/drive-through)	\$130,988 / ksf	\$254,540 / ksf	\$385,528 / ksf
Fast Food (without drive-through)	\$141,064 / ksf	\$274,120 / ksf	\$415,184 / ksf
Delicatessen (7am-4pm)	\$30,228 / ksf	\$58,740 / ksf	\$88,968 / ksf
TRANSPORTATION			
Bus Depot	\$5,725 / ksf	\$11,125 / ksf	\$16,850 / ksf
Truck Terminal	\$2,290 / ksf	\$4,450 / ksf	\$6,740 / ksf
Waterport/Marine Terminal	\$38,930 / berth	\$75,650 / berth	\$114,580 / berth
Transit Station (Light Rail w/parking)	\$68,700 / acre	\$133,500 / acre	\$202,200 / acre
Park & Ride Lots	\$91,600 / acre	\$178,000 / acre	\$269,600 / acre
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